

## **Broxburn Community Council Draft Meeting Minutes**

**Held on Monday 23rd February 2015**

**Held in Old Town Centre**

**Present:** Tom Roy, Sylvia Roy, Cllr Janet Campbell, Russell McLean, Murray Kane, Harry Ferguson, Cllr Diane Calder, Jack McLaren, Debbie Halloran, Robert Morrison, Ellen Glass

**Apologies:** none given

**Guests:** Lorraine McCrory- West Lothian Council, Alistair Reid-Thomas and Bill O'Hara, Broxburn Regeneration Ltd

### **Welcome**

Tom Roy thanked all for attending and advised that further to the recent Agm there were two posts not filled, they were Treasurer and Secretary.

### Outstanding Business from AGM

Lorraine McGrorty advised as an impartial party she would chair the meeting to take nominations for all office bearers.

	<b>Nomination</b>	<b>Proposer</b>	<b>Secunder</b>
<b>Chair</b>	Tom Roy	Russell McLean	Jack McLaren
<b>Vice Chair</b>	Jack McLaren	Murray Kane	Sylvia Roy
<b>Treasurer</b>	Ellen Glass	Tom Roy	Jack McLaren
<b>Secretary</b>	Debbie Halloran	Jack McLaren	Russell McLean
<b>Planning Sec.</b>	Harry Ferguson	Agreed by all members	

Lorraine McGrorty handed back to Tom Roy.

It was confirmed that the Treasurers Report had been passed for the AGM

### **Matters Arising**

Minutes of January meeting, it was noted that there is an application for a housing development behind Kirkhill Primary. It was confirmed that this goes to planning committee on 25th February 2015.

The gents from vion/ halls site attending this evening to provide update.

Christmas tree was a great success this year the tree cost £160, the electricity was paid and supplied by others and tree cost nothing for installation. Hopefully we will get the same this year, massive thanks to all local businesses that supported. Cllr Janet Campbell congratulated everyone for the Christmas event especially Santa.

Website has had no minutes uploaded for the last 4 months, which will now be resolved. The members thanked Ellen Glass for her efforts to date.

Lorraine McGrorty advised that the Community Council should consider holding an interim election to allow to advertise for more new members, Lorraine advised that she would prepare the posters and send out notifications.

Lorraine McGrorty noted that It would take approx. 2months to get organised for an Interim Election, it was agreed by all that this would be done.

Lorraine McGrorty confirmed that if required there was Planning Training scheduled over the coming months which could be attended by all members.

Harry Ferguson confirmed that he had attended training with Chris Norman and met with Chris Norman and found the Planning Team very helpful.

Cllr Diane Calder noted that having new members would be a good chance for people to get their thoughts and opinions heard.

Cllr Janet Campbell asked Lorraine McGrorty where the interim election is advertised? Lorraine McGrorty confirmed that they usually advertise in all Council buildings, doctors etc. Cllr Janet Campbell asked if the Business Gateway, schools and nurseries could be included, Lorraine McGrorty confirmed they could.

Cllr Janet Campbell noted her apologies had not been included on the January minutes.

January minutes were accepted as an accurate reflection of the meeting proposed Jack McLaren, seconded Sylvia Roy

#### Shop Closures

There was concern noted over the shop closures in the town, which included fish shop, photo shop, shoe zone and now the pet shop. It was noted that the pet shop has sold all stock to All in 1 Pet Solutions. Russell McLean had spoken to all in one to see if they would be interested in moving into Town Centre but they confirmed they are happy at Greendykes Road and they are also opening a shop in Perth.

It was noted there was a possibility that Shoe Zone would be opened up as an ice cream parlour however this was not confirmed and the shop is still available for let.

Broxburn Town Centre once had a 98% occupancy rate; Harry Ferguson confirmed that they feel recently they have been busier.

Tom Roy noted that he feels the Town Centre needs more variety. Cllr Diane Calder said the Business Gateway could assist with the regeneration and perhaps attract some of the smaller businesses into the town.

Cllr Janet Campbell suggested that we invite the Business Gateway to attend one of the Community Council meetings. It was noted that Business Gateway received £30m of funding to support regeneration.

Cllr Diane Calder asked how the empty units can attract potential business owners?

Harry Ferguson confirmed that he had been speaking to Knight Bain they will look at advertising some of the properties with the sq. footage and linking through BUTA website.

Russell McLean asked whom is responsible for the advertising of all the vacant properties as for Russell at Thistle Industrial Estate they use Ryden and DMHall.

Cllr Diane Calder noted that it is the Business Gateways as they received the regeneration funding.

It was noted that the Traders Association has been very helpful.

Tom Roy confirmed he hadn't received any feedback from Scotmid regarding the Haldane building.

Harry Ferguson confirmed he would speak with Hazel to see if he could get any further information.

It was noted that the Haldane building had been stripped and all the internal fittings etc had been removed.

Russell McLean noted that the drain covers had also been removed from the car park.

### Police Report

There was no Police report presented.

Both Cllr Diane Calder and Cllr Janet Campbell had been speaking with Inspector Jocelyn O'Connor from Police Scotland whom confirmed she had been off for approx. 6 weeks and confirmed that there are some changes and she will now only be responsible for Linlithgow and Broxburn. She also confirmed that hopefully the attendance at meetings will increase as there will be more available officers. We should also see an increase in the Police presence in the town and on bikes.

Harry Ferguson asked why we don't have Traffic Wardens.

It was noted that there is not the funding available and the Police now have the authority to issue notices.

Cllr Janet Campbell advised that there was a parking issue on Blyth Road and the Police supported this and resolved it.

Harry Ferguson noted he had been advised that there must be two Police Officers present when they are issuing a ticket. Both Cllr Diane Calder and Cllr Janet Campbell had not heard this and was not the impression they were under so confirmed they would confirm this with Inspector O'Connor.

Tom Roy confirmed the parking situation in general within the town is very frustrating.

### Planning

Harry Ferguson advised the members that the Committee meeting for the proposed housing development at Kirkhill was scheduled for the 25<sup>th</sup> February, he confirmed that there would not be access this way onto Ecclesmachan Road and that it looked as though the construction traffic would come down Wyndford and through house at cemetery out onto the A89 to avoid any traffic through Broxburn. In addition there would be restrictions for site traffic in mornings and afternoons to ensure safety and ease congestion associated with school drop off's.

It was noted that the Community Council were in support of the application.

Harry Ferguson noted that there is 3,000t of topsoil to remove.

It was noted that works must start in March as April will be the start of the bird nesting season.

### Presentation from Developer

Alistair Reid-Thomas thanked the Community Council for letting them attend again and confirmed that after 2 meetings, 2 public exhibitions and a further exhibition scheduled for the 6<sup>th</sup> March 2015, they think they have a proposal that will be more appealing.

It was noted main areas for concern have been:

- Jobs
- Education Constraints
- Housing Constraints

It was noted that the development would now consist of 200 houses on the former vion / halls site and the retail units would be moved to the front of Thistle Industrial Estate, which the developer has now purchased. The area at Thistle Industrial Estate will house the Pub / restaurant, Supermarket and additional retail unit.

It was asked whom the restaurant and supermarket would be, it was confirmed Beefeater or similar and Aldi will be the supermarket other has yet to be decided.

Cllr Janet Campbell noted her concerns over lack of community space within the development.

Cllr Diane Calder noted that she was concerned over the nursery provision within the area and would be happier if there was a provision for this.

Alistair Reid-Thomas confirmed that they are dealing with Wendy McCorriston on the Section 75 and she will be looking for developer contributions to resolve education and community provisions.

Alistair Reid-Thomas confirmed that the development has been increased from originally 150 houses to 200 houses.

It was confirmed that the access for the site would be through Broxburn and not out onto the A89.

Tom Roy asked which development would start first, it was noted that the plans for the restaurant etc. have not yet been submitted but should be within the next 6 months and could start in the next 1-2 years, the plan for housing will take 3-4 years to build.

Cllr Diane Calder noted that she was happy there would still be some local employment opportunities through the scheme.

Alistair Reid-Thomas noted the next presentation would be Friday 6<sup>th</sup> March 2015 at Strathbrock Partnership Centre from 2pm – 8pm.

It was asked if there were any contamination concerns over the Vion site?, it was noted that initial report had been returned with no significant asbestos but there is further lab testing ongoing which will take another 4-6 weeks.

Bill O'Hara noted that there will be another big investment for 4 car showrooms at Newbridge also which will generate additional businesses into the town.

### Gala Day Route

It was advised that the Gala Day route will not change, it will remain the same as previous year.

It was noted that the Gala Day would be 22<sup>nd</sup> August 2015.

Sylvia Roy noted there was a hypnotist organised for the 9<sup>th</sup> May at the Strathbrock for £5 per ticket to raise money for the gala day.

#### Bangour Update

Tom Roy tabled the documents from the Bangour Presentation.

Tom will attend the workshops scheduled for the 20<sup>th</sup> and 21<sup>st</sup> March which is for evaluating the feedback.

Tom Roy did note that there were no developers present at the presentation.

Tom Roy confirmed that the proposed development is for 450 houses, there will be affordable housing to the front of the site and at the rear of the site it will consist of 4, 5 and 6 bedroom houses. The site will be similar to the site at Cardrona in Peebles.

It was confirmed that the church, hall and nurses block will all be retained.

Tom Roy had asked what the land would be sold for and it was confirmed that it would be sold for £7m, there is currently £300, 000 per annum being spent on Security. The Members present felt the site was worth a lot more.

#### Culture Parade

Discussion took place regarding the applications for cultural parades.

It was noted that no one present was clear why the applications had been submitted as cultural parades, Tom Roy would look into this, but it was confirmed that there were the undernoted parades scheduled:

25<sup>th</sup> April 2015 – Broxburn Flute Band Parade 3pm – 7pm

27<sup>th</sup> June 2015 – East of Scotland Orange Order Parade 12 – 3pm

#### AOCB

Concerns were raised over the buses leaving vehicles running between Church Street and Stewartfield Road. It was agreed that registrations would taken and the Police informed.

**Date of next meeting is Monday 30<sup>th</sup> March 2015.**